

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Orchard Grove, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Warrandyte

Period - From

01/07/2024

to

30/09/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4-6 Lorraine Av WARRANDYTE 3113	\$1,550,000	14/07/2024
2	42 Alexander Rd WARRANDYTE 3113	\$1,900,000	10/05/2024
3	2-4 Melbourne Hill Rd WARRANDYTE 3113	\$1,580,000	08/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/10/2024 10:42



4
 2
 6

Property Type: House
Land Size: 4918 sqm approx
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2024: \$1,400,000

Comparable Properties



4-6 Lorraine Av WARRANDYTE 3113 (REI)

Agent Comments

6
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Price: \$1,550,000
Method: Private Sale
Date: 14/07/2024
Property Type: House (Res)
Land Size: 2097 sqm approx



42 Alexander Rd WARRANDYTE 3113 (REI/VG) **Agent Comments**

3
 2
 4

Price: \$1,900,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 4817 sqm approx



2-4 Melbourne Hill Rd WARRANDYTE 3113 (REI)

Agent Comments

3
 2
 1

Price: \$1,580,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 5327 sqm approx